

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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tn007v02

# JACKSON HOUSING AUTHORITY

## PHA Plans

5 Year Plan for Fiscal Years 2008 - 2011

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Jackson Housing Authority

**PHA Number:** TN007

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2008

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2008 - 2011**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)  
To provide quality housing and supporting services for low and moderate income persons which promote upward mobility and a better standard of living.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score) 86
  - ☒ Improve voucher management: (SEMAP score) 86
  - ☒ Increase customer satisfaction:
  - ☐ Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - ☒ Renovate or modernize public housing units:
  - ☒ Demolish or dispose of obsolete public housing:

- ☒ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☒ Convert public housing to vouchers:
- ☒ Other: (list below)
- Continue Homebuyer Incentive Program

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)
- Pursue alternative funding sources for resident programs.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☒ Other: (list below)  
Provide fair housing and equal opportunity information and training to applicants, residents and the community.

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 20 08**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The McMillan Towers mixed-finance deal successfully closed in October 2007, and it incorporated leveraging capital funds to obtain tax-exempt debt that simultaneously qualified the deal for 4% housing credits. It is currently under major renovation and rehab to convert 151 units to 124 units resulting in a realignment of studio and efficiency apartments that were previously hard to occupy.

The Section 32 Homeownership program still has new homes to sell to income qualifying families, and has been impacted by the housing financing crisis. The newly constructed homes were finished in March 2007, and have been an asset to the revitalization of the neighborhood to complete Phase I of the East Jackson SFD In-Fill Initiative.

Jackson Housing Authority is planning development for the former Parkview Courts property by disposition of the land to its non-profit, Tennessee Housing Development Corporation. This development will be a mixed-finance deal consisting of 48 units to provide housing for senior citizens, and will be named Centennial Pass. The parcel of land is located on Parkview Circle and Phillips Street. The City of Jackson will change the street name surrounding the former development to Centennial. A LIHTC application for 9% tax credits has been submitted to THDA. Preliminary documents are being prepared for various submissions surrounding this deal.

A disposition application will be submitted to sell the former Merry Lane Courts land that is no longer deemed as residential, but has been zoned for commercial use. The land is situated next to the Madison County Justice Complex, and is located in the heart of downtown Jackson.

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### **Required Attachments:**

- |                                     |                                                                                                                                           |          |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <input checked="" type="checkbox"/> | Admissions Policy for Deconcentration                                                                                                     | tn007a02 |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program Annual Statement                                                                                             | tn007b02 |
| <input type="checkbox"/>            | Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) |          |

#### **Optional Attachments:**

- |                                     |                                                                                                                     |          |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------|
| <input type="checkbox"/>            | PHA Management Organizational Chart                                                                                 |          |
| <input checked="" type="checkbox"/> | FY 2008 Capital Fund Program 5 Year Action Plan                                                                     | tn007c02 |
| <input type="checkbox"/>            | Public Housing Drug Elimination Program (PHDEP) Plan                                                                |          |
| <input type="checkbox"/>            | Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) *Included in plan |          |
| <input checked="" type="checkbox"/> | Other (List below, providing each attachment name)                                                                  |          |

|                                                          |          |
|----------------------------------------------------------|----------|
| ●Definition of Substantial Change                        | tn007d02 |
| ●Resident Commissioner & Resident Advisory Board Members | tn007e02 |
| ●Pet Policy                                              | tn007f02 |
| ●Statement of Progress in Meeting the 5-Year Plan Goals  | tn007g02 |
| ●Section 8 Homeownership Program Capacity Statement      | tn007h02 |
| ●Assessment of Site-Based Waiting List                   | tn007i02 |
| ●Community Service Requirements                          | tn007j02 |
| ●Violence Against Women Act (VAWA) of 2005               | tn007k02 |

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                              |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Applicable & On Display                           | Supporting Document                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicable Plan Component                                    |
| ✓                                                 | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations                                                                                                                                                                                                                                                                                                                                                                                            | 5 Year and Annual Plans                                      |
| ✓                                                 | State/Local Government Certification of Consistency with the Consolidated Plan                                                                                                                                                                                                                                                                                                                                                                                              | 5 Year and Annual Plans                                      |
| ✓                                                 | Fair Housing Documentation:<br>Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans                                      |
| ✓                                                 | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction                                                                                                                                                                                                                                      | Annual Plan: Housing Needs                                   |
| ✓                                                 | Most recent board-approved operating budget for the public housing program                                                                                                                                                                                                                                                                                                                                                                                                  | Annual Plan: Financial Resources;                            |
| ✓                                                 | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]                                                                                                                                                                                                                                                                                                                                            | Annual Plan: Eligibility, Selection, and Admissions Policies |
| ✓                                                 | Section 8 Administrative Plan                                                                                                                                                                                                                                                                                                                                                                                                                                               | Annual Plan: Eligibility, Selection, and Admissions Policies |
|                                                   | Public Housing Deconcentration and Income Mixing Documentation:<br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and                                                                                                                                    | Annual Plan: Eligibility, Selection, and Admissions Policies |



| <b>List of Supporting Documents Available for Review</b> |                                                                                                                                                                                                   |                                            |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>                                                                                                                                                                        | <b>Applicable Plan Component</b>           |
| ✓                                                        | 2. Documentation of the required deconcentration and income mixing analysis                                                                                                                       |                                            |
| ✓                                                        | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination            |
| ✓                                                        | Schedule of flat rents offered at each public housing development<br><input type="checkbox"/> check here if included in the public housing A & O Policy                                           | Annual Plan: Rent Determination            |
| ✓                                                        | Section 8 rent determination (payment standard) policies<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan                                                      | Annual Plan: Rent Determination            |
| ✓                                                        | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                            | Annual Plan: Operations and Maintenance    |
| ✓                                                        | Public housing grievance procedures<br><input type="checkbox"/> check here if included in the public housing A & O Policy                                                                         | Annual Plan: Grievance Procedures          |
| ✓                                                        | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan                                                   | Annual Plan: Grievance Procedures          |
| ✓                                                        | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year                                                                                  | Annual Plan: Capital Needs                 |
|                                                          | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant                                                                                                                     | Annual Plan: Capital Needs                 |
| ✓                                                        | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)                                              | Annual Plan: Capital Needs                 |
| ✓                                                        | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                             | Annual Plan: Capital Needs                 |
| ✓                                                        | Approved or submitted applications for demolition and/or disposition of public housing                                                                                                            | Annual Plan: Demolition and Disposition    |
|                                                          | Approved or submitted applications for designation of public housing (Designated Housing Plans)                                                                                                   | Annual Plan: Designation of Public Housing |
|                                                          | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act   | Annual Plan: Conversion of Public Housing  |
| ✓                                                        | Approved or submitted public housing homeownership programs/plans                                                                                                                                 | Annual Plan: Homeownership                 |
| ✓                                                        | Policies governing any Section 8 Homeownership program<br><input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan                                         | Annual Plan: Homeownership                 |

| <b>List of Supporting Documents Available for Review</b> |                                                                                                                                                                                                     |                                                   |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>                                                                                                                                                                          | <b>Applicable Plan Component</b>                  |
| ✓                                                        | Any cooperative agreement between the PHA and the TANF agency                                                                                                                                       | Annual Plan: Community Service & Self-Sufficiency |
| ✓                                                        | FSS Action Plan/s for public housing and/or Section 8                                                                                                                                               | Annual Plan: Community Service & Self-Sufficiency |
| ✓                                                        | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports                                                                                            | Annual Plan: Community Service & Self-Sufficiency |
|                                                          | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                        | Annual Plan: Safety and Crime Prevention          |
| ✓                                                        | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
|                                                          | Troubled PHAs: MOA/Recovery Plan                                                                                                                                                                    | Troubled PHAs                                     |
|                                                          | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)                                                                                                        | (specify as needed)                               |

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |                |                            |               |                |                            |             |                       |
|-------------------------------------------------------------------------|----------------|----------------------------|---------------|----------------|----------------------------|-------------|-----------------------|
| <b>Family Type</b>                                                      | <b>Overall</b> | <b>Afford-<br/>ability</b> | <b>Supply</b> | <b>Quality</b> | <b>Access-<br/>ibility</b> | <b>Size</b> | <b>Loca-<br/>tion</b> |
| Income <= 30% of AMI                                                    | 2628           | 5                          | 5             | 4              | 2                          | 4           | 4                     |
| Income >30% but <=50% of AMI                                            | 1861           | 4                          | 4             | 4              | 2                          | 3           | 3                     |
| Income >50% but <80% of AMI                                             | 1938           | 3                          | 3             | 3              | 2                          | 2           | 2                     |
| Elderly                                                                 | 1125           | 4                          | 4             | 3              | 3                          | 3           | 2                     |
| Families with Disabilities                                              | ?              | 4                          | 4             | 4              | 3                          | 3           | 3                     |
| Caucasian                                                               | 4683           | 3                          | 3             | 3              | 2                          | 2           | 3                     |
| African American                                                        | 5255           | 5                          | 3             | 3              | 2                          | 3           | 3                     |

| <b>Housing Needs of Families in the Jurisdiction<br/>by Family Type</b> |         |                |        |         |                |      |           |
|-------------------------------------------------------------------------|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type                                                             | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Hispanic                                                                | 246     | 5              | 3      | 3       | 2              | 3    | 3         |
| Asian                                                                   | 34      | 2              | N/A    | N/A     | N/A            | N/A  | N/A       |
| Native Am/Eskim                                                         | 41      | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Hawaiian                                                                | 8       | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| Other                                                                   | 120     | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |
| 2 or more races                                                         | 79      | N/A            | N/A    | N/A     | N/A            | N/A  | N/A       |

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: July 1, 2005 - June 30, 2010
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the Waiting List<br><i>PUBLIC HOUSING</i> |                                                                         |                     |                 |
|------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------|-----------------|
| Waiting list type: (select one)                                        |                                                                         |                     |                 |
| <input type="checkbox"/>                                               | Section 8 tenant-based assistance                                       |                     |                 |
| <input checked="" type="checkbox"/>                                    | Public Housing                                                          |                     |                 |
| <input type="checkbox"/>                                               | Combined Section 8 and Public Housing                                   |                     |                 |
| <input type="checkbox"/>                                               | Public Housing Site-Based or sub-jurisdictional waiting list (optional) |                     |                 |
| If used, identify which development/subjurisdiction:                   |                                                                         |                     |                 |
|                                                                        | # of families                                                           | % of total families | Annual Turnover |
| Waiting list total                                                     | 471                                                                     |                     | 185             |
| Extremely low income <=30% AMI                                         | 426                                                                     | 90%                 |                 |
| Very low income (>30% but <=50% AMI)                                   | 40                                                                      | 8%                  |                 |
|                                                                        |                                                                         |                     |                 |

| Housing Needs of Families on the Waiting List<br><i>PUBLIC HOUSING</i>                                                                                                                                                                                                                                                                                                                                                                                             |     |     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|--|
| Low income<br>(>50% but <80%<br>AMI)                                                                                                                                                                                                                                                                                                                                                                                                                               | 5   | 1%  |  |
| Families with<br>children                                                                                                                                                                                                                                                                                                                                                                                                                                          | 332 | 70% |  |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3   | 1%  |  |
| Families with<br>Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                      | 21  | 4%  |  |
| Race/ethnicity (B)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 408 | 87% |  |
| Race/ethnicity (W)                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 61  | 13% |  |
| Race/ethnicity<br>(Asian)                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1   | 1%  |  |
| Race/ethnicity<br>(Hawaiian)                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1   | 1%  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |     |  |
| Characteristics by<br>Bedroom Size<br>(Public Housing<br>Only)                                                                                                                                                                                                                                                                                                                                                                                                     |     |     |  |
| 1BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 231 | 49% |  |
| 2 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 150 | 32% |  |
| 3 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 67  | 14% |  |
| 4 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 15  | 3%  |  |
| 5 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0   | 0%  |  |
| 5+ BR                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |     |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if<br>generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |     |     |  |

| Housing Needs of Families on the Waiting List<br><i>SECTION 8</i>                                                                                                                                                                                                                                                                                                                 |               |                     |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one)<br><input checked="" type="checkbox"/> Section 8 tenant-based assistance<br><input type="checkbox"/> Public Housing<br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: |               |                     |                 |
|                                                                                                                                                                                                                                                                                                                                                                                   | # of families | % of total families | Annual Turnover |

| Housing Needs of Families on the Waiting List<br>SECTION 8                                                                                                                                                                                                                                                                                                                                                                                                      |       |     |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|-----|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |     |     |
| Waiting list total                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,529 |     | 247 |
| Extremely low income <=30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1,383 | 90% |     |
| Very low income (>30% but <=50% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                            | 117   | 8%  |     |
| Low income (>50% but <80% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                  | 28    | 2%  |     |
| Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                          | 945   | 62% |     |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                                | 13    | 1%  |     |
| Families with Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                      | 58    | 4%  |     |
| Race/ethnicity (B)                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1,280 | 84% |     |
| Race/ethnicity (W)                                                                                                                                                                                                                                                                                                                                                                                                                                              | 245   | 16% |     |
| Race/ethnicity (Asian)                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2     | 1   |     |
| Race/ethnicity (Hawaiian)                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1     | 1   |     |
| Race/ethnicity (Indian)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1     | 1   |     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |       |     |     |
| Characteristics by Bedroom Size (Public Housing Only)                                                                                                                                                                                                                                                                                                                                                                                                           |       |     |     |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |       |     |     |

| <b>Housing Needs of Families on the Waiting List</b><br><b><i>THE VILLAGES AT OLD HICKORY</i></b>                                                                                                                                                                                                                                                                                                                                                               |               |                     |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one)<br><input type="checkbox"/> Section 8 tenant-based assistance<br><input type="checkbox"/> Public Housing<br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: The Villages at Old Hickory                                                   |               |                     |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | # of families | % of total families | Annual Turnover |
| Waiting list total                                                                                                                                                                                                                                                                                                                                                                                                                                              | 86            |                     | 32              |
| Extremely low income <=30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                                  | 83            | 97%                 |                 |
| Very low income (>30% but <=50% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                            | 3             | 3%                  |                 |
| Low income (>50% but <80% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0             | 0%                  |                 |
| Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                          | 82            | 96%                 |                 |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0             | 0%                  |                 |
| Families with Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3             | 3%                  |                 |
| Race/ethnicity (B)                                                                                                                                                                                                                                                                                                                                                                                                                                              | 79            | 92%                 |                 |
| Race/ethnicity (W)                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6             | 7%                  |                 |
| Race/ethnicity(Hisp)                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1             | 1%                  |                 |
| Race/ethnicity (Non-Hispanic)                                                                                                                                                                                                                                                                                                                                                                                                                                   | 85            | 99%                 |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                     |                 |
| Characteristics by Bedroom Size (Public Housing Only)                                                                                                                                                                                                                                                                                                                                                                                                           |               |                     |                 |
| 1BR                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                     |                 |
| 2 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 86            | 100%                | N/A             |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |

| <b>Housing Needs of Families on the Waiting List</b><br><b><i>EAST POINTE</i></b>                                                                                                                                                                                                                                                                                                                                                                            |               |                     |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting list type: (select one)<br><input type="checkbox"/> Section 8 tenant-based assistance<br><input type="checkbox"/> Public Housing<br><input checked="" type="checkbox"/> Combined Section 8 and Public Housing ( <i>HAP Contract &amp; Separate Waiting List</i> )<br><input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: East Pointe |               |                     |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                              | # of families | % of total families | Annual Turnover |
| Waiting list total                                                                                                                                                                                                                                                                                                                                                                                                                                           | 406           |                     | 15              |
| Extremely low income <=30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                               | 374           | 92%                 |                 |
| Very low income (>30% but <=50% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                         | 36            | 9%                  |                 |
| Low income (>50% but <80% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                               | 2             | 1%                  |                 |
| Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                       | 288           | 70%                 |                 |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2             | 1%                  |                 |
| Families with Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                   | 9             | 2%                  |                 |
| Race/ethnicity (B)                                                                                                                                                                                                                                                                                                                                                                                                                                           | 388           | 95%                 |                 |
| Race/ethnicity (W)                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8             | 2%                  |                 |
| Race/ethnicity(Hisp)                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1             | 1%                  |                 |
| Race/ethnicity (Non-Hispanic)                                                                                                                                                                                                                                                                                                                                                                                                                                | 405           | 99%                 |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                              |               |                     |                 |
| Characteristics by Bedroom Size (Public Housing Only)                                                                                                                                                                                                                                                                                                                                                                                                        |               |                     |                 |
| 1BR                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 133           | 33%                 |                 |
| 2 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 178           | 43%                 | N/A             |
| 3 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 84            | 20%                 |                 |
| 4 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 17            | 4%                  |                 |
| 5 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                     |                 |
| 5+ BR                                                                                                                                                                                                                                                                                                                                                                                                                                                        |               |                     |                 |

| <b>Housing Needs of Families on the Waiting List</b><br><b><i>EAST POINTE</i></b>                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes<br>If yes:<br>How long has it been closed (# of months)?<br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing



- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)  
Build new units under the mixed-finance method of development to include units designed to meet Section 504 specifications.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                   |                     |
|---------------------------------------------------------------------------------------|-------------------|---------------------|
| <b>Sources</b>                                                                        | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2008 grants)</b>                                             |                   |                     |
| a) Public Housing Operating Fund                                                      | 2,157,562         |                     |
| b) Public Housing Capital Fund                                                        | 1,157,575         |                     |
| c) HOPE VI Revitalization                                                             |                   |                     |
| d) HOPE VI Demolition                                                                 |                   |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | 5,332,252         |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) |                   |                     |
| g) Resident Opportunity and Self-Sufficiency Grants                                   | 186,395           |                     |
| h) Community Development Block Grant                                                  | 601,479           |                     |
| i) HOME                                                                               | 395,421           |                     |
| Other Federal Grants (list below)                                                     |                   |                     |
| Replacement Housing Factor                                                            | 543,186           |                     |
| HMIS                                                                                  | 60,149            |                     |
| ESG                                                                                   | 70,350            |                     |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>             |                   |                     |
|                                                                                       |                   |                     |
| <b>3. Public Housing Dwelling Rental Income</b>                                       | 1,056,694         |                     |
|                                                                                       |                   |                     |
| <b>4. Other income (list below)</b>                                                   |                   |                     |
| Interest Income                                                                       | 284,436           |                     |
| Maintenance Charges                                                                   | 72,638            |                     |
| <b>4. Non-federal sources (list below)</b>                                            |                   |                     |
| Insurance Proceeds                                                                    | 3,595,472         | Replacement Housing |
|                                                                                       |                   |                     |
| <b>Total resources</b>                                                                | <b>15,513,609</b> |                     |

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
  - ☒ When families are within a certain time of being offered a unit: (state time)  
90 days
  - ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
  - ☒ Rental history
  - ☒ Housekeeping
  - ☒ Other (describe) Credit history
- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
  - ☐ Sub-jurisdictional lists
  - ☒ Site-based waiting lists
  - ☒ Other (describe) JHA plans to continue using a special waiting list for its homeownership initiatives to include the East Jackson In-Fill Single Family Detached (SFD) Initiative.
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
  - ☐ PHA development site management office
  - ☒ Other (list below) \*Mixed-finance development sites

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 6

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? 1

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists? 6

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office  
☐ All PHA development management offices  
☒ Management offices at developments with site-based waiting lists  
☐ At the development to which they would like to apply  
☐ Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One  
☐ Two  
☒ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?  
Mixed-finance projects remove applicants from the waiting list if they refuse an offer.

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

### **(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies  
☒ Overhoused

- ☒ Underhoused
  - ☒ Medical justification
  - ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - ☒ Resident choice: (state circumstances below)
  - ☒ Other: (list below)
- In the interest of expanding housing choices to working families, those families can elect to transfer to developments operating units as public housing under mixed-finance.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- 1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

### **(6) Deconcentration and Income Mixing**

#### **Component 3, (6) Deconcentration and Income Mixing**

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next questions.
- b. ☒ Yes ☐ No: Do any of these covered developments have average income above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete

If yes, list these developments as follows:

| Deconcentration Policy for Covered Developments |                 |                                                       |                                                                            |
|-------------------------------------------------|-----------------|-------------------------------------------------------|----------------------------------------------------------------------------|
| Development Name:                               | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| Lincoln Courts                                  | 215             |                                                       | Wait List Skipping                                                         |
| Washington Douglas                              | 68              | Home Ownership                                        |                                                                            |
| Lincoln Circle                                  | 29              | Home Ownership                                        |                                                                            |
| Neff Circle                                     | 27              | Home Ownership                                        |                                                                            |
| Kingfield Drive                                 | 31              | Home Ownership                                        |                                                                            |

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity



☐ Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None  
☐ Federal public housing  
☐ Federal moderate rehabilitation  
☐ Federal project-based certificate program  
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

**(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Reasonable accommodations only.

**(4) Admissions Preferences**

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☒ Victims of domestic violence

- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1      Date and Time

Former Federal preferences

- 1      Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2      Victims of domestic violence
  - Substandard housing
  - Homelessness
  - High rent burden

Other preferences (select all that apply)

- ☒ 3 Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ 4 Other preference(s) (list below)
  - Not receiving housing assistance

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
- ☐ Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?  
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member  
☐ For increases in earned income  
☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- ☐ For household heads  
☐ For other family members  
☐ For transportation expenses  
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families  
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments  
☒ Yes but only for some developments  
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments  
☐ For all general occupancy developments (not elderly or disabled or elderly only)  
☒ For specified general occupancy developments  
☐ For certain parts of developments; e.g., the high-rise portion  
☐ For certain size units; e.g., larger bedroom sizes  
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study  
☐ Fair market rents (FMR)  
☒ 95<sup>th</sup> percentile rents  
☐ 75 percent of operating costs  
☐ 100 percent of operating costs for general occupancy (family) developments  
☐ Operating costs plus debt service  
☐ The "rental value" of the unit  
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never  
☐ At family option  
☒ Any time the family experiences an income increase  
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_  
☐ Other (list below)

g. ☒ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing

- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☐ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:

JHA became a Management Agent for the mixed-finance developments effective last October. Restructuring of the property management was necessary in order to adequately staff the sites. The Authority's compliance with asset management will result in a change in the former organizational chart. Listed are the programs administered by JHA:

- Low Rent Public Housing
- Section 8 Housing Choice Voucher
- Shelter Plus Care
- Disaster Housing Assistance Program
- Community Development
- HOME
- Family Self-Sufficiency – Section 8/Public Housing
- Resident Opportunities and Self-Sufficiency
- Management Agent for Mixed-Finance Sites
  - The Villages at Old Hickory
  - East Pointe
  - McMillan Towers
- Section 32 Homeownership

\*Waiver request for the Central Office Cost Center. Jackson Housing Authority is requesting a waiver for the Central Office Cost Center which would allow the Cost Center expenditures to exceed the revenue generated by the fees it collects. The excess expenditures is due to two (2) central office staff positions that is projected to be phased out by 2011 when asset management is fully implemented. Those positions are the Controller/Director of Administration and the Facilities Manager. Both positions are necessary during this transition to project-based accounting/asset management and future redevelopment activities. It is projected that the Controller/Director of Administration position will be eliminated with the projected retirement of the current employee. A mid-level grade employee will fill the vacancy in accounting and would not be a management position, and be directly supervised by the Chief Financial Officer. The Facilities Manager will be phased out over the same time frame as projected redevelopment occurs. This redevelopment will reduce the size of the Authority's developments, and will allow the Authority to transition from PHA paid utilities to tenant paid utilities. This will decrease or eliminate the need for a Facilities Manager to work with the various utility agencies or commissions, i.e. Jackson Energy Authority, Tennessee Regulatory Authority, etc. This should be accomplished by 2011.

## **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

| <b>Program Name</b>                                                 | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|---------------------------------------------------------------------|---------------------------------------------------|--------------------------|
| Public Housing                                                      | 587                                               | 125                      |
| Section 8 Vouchers                                                  | 1393                                              | 203                      |
| Section 8 Certificates                                              |                                                   |                          |
| Section 8 Mod Rehab                                                 |                                                   |                          |
| Special Purpose Section 8 Certificates/Vouchers (list individually) |                                                   |                          |
| <i>DHAP Vouchers Phase I &amp; Phase II</i>                         | 30                                                | 10                       |
| <i>Shelter Plus Care</i>                                            | 14                                                |                          |
| Mixed Finance Units                                                 | 364                                               | 38                       |
| Other Federal Programs(list individually)                           |                                                   |                          |
| PH FSS                                                              | 150                                               | 20                       |
| S8 FSS/HO                                                           | 102                                               | 15                       |



### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- ❶ Organization chart and job descriptions
- ❷ Personnel policies
- ❸ Maintenance Plan
- ❹ Safety Policy
- ❺ Pest Control Policy

(2) Section 8 Management: (list below)

- ❶ Section 8 Administrative Plan

### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

#### **A. Public Housing**

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

#### **B. Section 8 Tenant-Based Assistance**

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) tn007b02

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- ☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) tn007c02

-or-

- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development  
☐ Revitalization Plan submitted, pending approval  
☐ Revitalization Plan approved  
☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

●Disposition of the former Parkview Courts development land to a single purpose entity for a mixed-finance new construction deal consisting of 48 units of senior housing called Centennial Pass.

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

## 2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| <b>Demolition/Disposition Activity Description</b>                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: Former Parkview Courts Development                                                                                                                                   |
| 1b. Development (project) number: Former TN007-003                                                                                                                                         |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>                                                                                   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <u>planned for submission</u> : (07/01/08)                                                                                                     |
| 5. Number of units affected: Land only                                                                                                                                                     |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development                                            |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 07/08/08<br>b. Projected end date of activity: 10/30/09                                                        |

| <b>Demolition/Disposition Activity Description</b>                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: Centennial Pass                                                                                                                                                      |
| 1b. Development (project) number: TBD                                                                                                                                                      |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>                                                                                   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or <u>planned for submission</u> : (07/01/08)                                                                                                     |
| 5. Number of units affected: 48 new units                                                                                                                                                  |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development                                            |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 07/08/08<br>b. Projected end date of activity: 10/30/09                                                        |

| <b>Demolition/Disposition Activity Description</b>                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: Former Merry Lane Courts Development                                                                                                                                 |
| 1b. Development (project) number: Former TN007-002                                                                                                                                         |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>                                                                                   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (07/01/08)                                                                                                             |
| 5. Number of units affected: 0 - Sale of Land for Commercial Use                                                                                                                           |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development                                            |

| <b>Demolition/Disposition Activity Description</b>                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: Lincoln Courts                                                                                                                                                       |
| 1b. Development (project) number: TN007-004                                                                                                                                                |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>                                                                                   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (07/31/09)                                                                                                             |
| 5. Number of units affected: 215                                                                                                                                                           |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development                                            |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: 11/30/09<br>b. Projected end date of activity: 03/15/12                                                        |

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act

of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

**2. Activity Description**

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| <b>Designation of Public Housing Activity Description</b>                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name:                                                                                                                                                                                                                            |
| 1b. Development (project) number:                                                                                                                                                                                                                |
| 2. Designation type:<br>Occupancy by only the elderly <input type="checkbox"/><br>Occupancy by families with disabilities <input type="checkbox"/><br>Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one)<br>Approved; included in the PHA’s Designation Plan <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/>                          |
| 4. Date this designation approved, submitted, or planned for submission: (MM/DD/YY)                                                                                                                                                              |
| 5. If approved, will this designation constitute a (select one)<br><input type="checkbox"/> New Designation Plan<br><input type="checkbox"/> Revision of a previously-approved Designation Plan?                                                 |
| 6. Number of units affected:<br>7. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development                                                                             |

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

| <b>Conversion of Public Housing Activity Description</b>                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name:                                                                                             | Lincoln Courts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1b. Development (project) number:                                                                                 | TN007-004                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2. What is the status of the required assessment?                                                                 | <input checked="" type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><input type="checkbox"/> Other (explain below)                                                                                                                                                                                                                                                                                                                                                                     |
| 3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No:                                           | Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4. Status of Conversion Plan (select the statement that best describes the current status)                        | <input checked="" type="checkbox"/> Conversion Plan in development<br><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway                                                                                                                                                                                                                                                                                                                             |
| 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) | <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )<br><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )<br><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent<br><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units<br><input type="checkbox"/> Other: (describe below) |

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b>                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1a. Development name: East Jackson SFD In-Fill                                                                                                                                                                                                |
| 1b. Development (project) number: TN007-013                                                                                                                                                                                                   |
| 2. Federal Program authority:<br><input type="checkbox"/> HOPE I<br><input type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)           |
| 3. Application status: (select one)<br><input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program<br><input type="checkbox"/> Submitted, pending approval<br><input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program <u>approved</u> , submitted, or planned for submission:<br>(12/08/2006)                                                                                                                                    |
| 5. Number of units affected: 22                                                                                                                                                                                                               |
| 6. Coverage of action: (select one)<br><input type="checkbox"/> Part of the development<br><input checked="" type="checkbox"/> Total development                                                                                              |



## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

#### b. PHA-established eligibility criteria

- ☐ Yes ☒ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-Sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

## A. PHA Coordination with the Welfare (TANF) Agency

### 1. Cooperative agreements:

- ☐ Yes ☒ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals

- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

## B. Services and programs offered to residents and participants

### (1) General

#### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

#### b. Economic and Social self-sufficiency programs

- ☐ Yes ☒ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

| Services and Programs                                              |                   |                                                                                          |                                                                              |                                                                            |
|--------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Program Name & Description<br>(including location, if appropriate) | Estimated<br>Size | Allocation<br>Method<br>(waiting<br>list/random<br>selection/specific<br>criteria/other) | Access<br>(development office /<br>PHA main office /<br>other provider name) | Eligibility<br>(public housing or<br>section 8<br>participants or<br>both) |
|                                                                    |                   |                                                                                          |                                                                              |                                                                            |
|                                                                    |                   |                                                                                          |                                                                              |                                                                            |

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

| <b>Family Self Sufficiency (FSS) Participation</b> |                                                                        |                                                            |
|----------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Program</b>                                     | <b>Required Number of Participants<br/>(start of FY 2005 Estimate)</b> | <b>Actual Number of Participants<br/>(As of: DD/MM/YY)</b> |
| Public Housing                                     | 150                                                                    | 126 as of 03/07/08                                         |
| Section 8                                          | 102                                                                    | 86 as of 03/07/087                                         |

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

### **D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

Attachment tn007k02

## **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

- ① Lincoln Courts
- ② Allenton Heights

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

- ① Lincoln Courts
- ② Allenton Heights

### C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

- ① Lincoln Courts
- ② Allenton Heights

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Attachment tn007g02

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☒ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☒ Private management
  - ☒ Development-based accounting
  - ☒ Comprehensive stock assessment
  - ☒ Other: (list below)  
Mixed finance transactions described in Section 7B.
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - ☐ Attached at Attachment (File name)
  - ☒ Provided below:

The Resident Advisory Board was included in the development of the FY 2008 Annual Plan thru meetings with the Authority's executive and key management staff. The Resident Advisory Board agreed to proceed with future endeavors to provide affordable housing in Jackson.

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- ☐ Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (City of Jackson, Tennessee)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.



## **DECONCENTRATION POLICY**

The Jackson Housing Authority (JHA) has adopted the income targeting goals established in the Quality Housing and Work Responsibility Act. In order to reach these goals, the JHA has established the following policies to promote deconcentration in the JHA public housing developments:

1. The JHA will advertise in local papers the income ranges eligible to live in public housing to inform higher income persons of their eligibility for public housing.
2. If necessary, the JHA will skip lower-income families on the waiting list in order to serve a family who is in a higher income category.
3. The JHA will utilize both ceiling rents and flat rents (when authorized) as a means to attract families of higher incomes.
4. The JHA will utilize its Housing Incentive (HI) Program as an inducement for higher income persons to live in public housing.

**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2008**

Capital Fund Program Grant No: 501-08

Replacement Housing Factor Grant No:

☐ Original Annual Statement 
 ☐ Reserve for Disasters/Emergencies 
 ☒ Revised Annual Statement (Revision No: \_1\_\_\_ )  
☐ Performance and Evaluation Report for Period Ending: 
 ☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account            | Original | Revised | Obligated | Expended |
|----------|-------------------------------------------|----------|---------|-----------|----------|
| 1        | Non-CFP Funds Non Add (RHF funds)         | 718,840  |         |           |          |
| 2        | 1406 Operations                           |          |         |           |          |
| 3        | 1408 Management Improvements Soft Costs   | 50,000   | 50,000  |           |          |
|          | Management Improvements Hard Costs        |          |         |           |          |
| 4        | 1410 Administration                       | 102,000  | 120,000 |           |          |
| 5        | 1411 Audit                                |          |         |           |          |
| 6        | 1415 Liquidated Damages                   |          |         |           |          |
| 7        | 1430 Fees and Costs                       | 2,000    | 2,000   |           |          |
| 8        | 1440 Site Acquisition                     |          |         |           |          |
| 9        | 1450 Site Improvement                     |          |         |           |          |
| 10       | 1460 Dwelling Structures                  | 162,125  | 162,125 |           |          |
| 11       | 1465.1 Dwelling Equipment – Nonexpendable |          |         |           |          |
| 12       | 1470 Nondwelling Structures               | 350,000  | 271,466 |           |          |
| 13       | 1475 Nondwelling Equipment                |          |         |           |          |
| 14       | 1485 Demolition                           |          |         |           |          |
| 15       | 1490 Replacement Reserve                  |          |         |           |          |
| 16       | 1492 Moving to Work Demonstration         |          |         |           |          |
| 17       | 1495.1 Relocation Costs                   |          |         |           |          |
| 18       | 1499 Development Activities               | 232,549  | 271,435 |           |          |



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Jackson Housing Authority

**Grant Type and Number****Federal FY of Grant:2008**

Capital Fund Program Grant No 501-08

Replacement Housing Factor Grant No:

| Development<br>Number<br>Name/HA-<br>Wide<br>Activities | General Description of Major Work<br>Categories | Dev.<br>Acct.<br>No. | Quantity | Total<br>Estimated<br>Cost<br><br><b>Original</b> | Total<br>Estimated<br>Cost<br><br><b>Revised</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Obligated</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Expended</b> | Status of<br>Work |
|---------------------------------------------------------|-------------------------------------------------|----------------------|----------|---------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|-------------------|
| PHA-WIDE                                                | Management Improvements                         | 1408                 | 1        | 50,000                                            | 50,000                                           |                                                           |                                                          |                   |
| PHA-WIDE                                                | Administration                                  | 1410                 | 1        | 102,000                                           | 120,000                                          |                                                           |                                                          |                   |
|                                                         | COCC fees                                       |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Fees & Costs                                    | 1430                 | 1        | 2,000                                             | 2,000                                            |                                                           |                                                          |                   |
| PHA-WIDE                                                | Dwelling Structures                             | 1460                 | 1        | 162,125                                           | 132,125                                          |                                                           |                                                          |                   |
|                                                         | Construction Inspection AMP 150                 | 1460                 | 1        | -0-                                               | 30,000                                           |                                                           |                                                          |                   |
| PHA-WIDE                                                | NonDwelling Structures                          | 1470                 | 1        | 350,000                                           | 271,466                                          |                                                           |                                                          |                   |
|                                                         | AMP 10                                          |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Mixed Finance                                   | 1499                 | 48       | 232,549                                           | 271,435                                          |                                                           |                                                          |                   |
|                                                         | Centennial Pass                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         | (RHF funds \$718,840)                           |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-015                                                 | Debt Service                                    | 1501                 | 1        | 305,600                                           | 327,248                                          |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
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**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|--------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|---------------------------|----------------------------------|
| PHA Name:<br>Jackson Housing Authority           |                                             | Grant Type and Number<br>Capital Fund Program No: 501-08<br>Replacement Housing Factor No: |        |                                             |         | Federal FY of Grant: 2008 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                            |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                    | Actual | Original                                    | Revised | Actual                    |                                  |
| PHA-WIDE                                         | 09/10                                       |                                                                                            |        | 09/12                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-015                                          | 09/10                                       |                                                                                            |        | 09/12                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-012                                          | 09/10                                       |                                                                                            |        | 09/12                                       |         |                           |                                  |
| TN7-014                                          | 09/10                                       |                                                                                            |        | 09/12                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
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**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2008**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:R007501-08

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No: \_\_\_\_ )☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

| <b>Line No.</b> | <b>Summary by Development Account</b>     | <b>Original</b> | <b>Revised</b> | <b>Obligated</b> | <b>Expended</b> |
|-----------------|-------------------------------------------|-----------------|----------------|------------------|-----------------|
| 1               | Total Non-CFP Funds                       |                 |                |                  |                 |
| 2               | 1406 Operations                           |                 |                |                  |                 |
| 3               | 1408 Management Improvements Soft Costs   |                 |                |                  |                 |
|                 | Management Improvements Hard Costs        |                 |                |                  |                 |
| 4               | 1410 Administration                       |                 |                |                  |                 |
| 5               | 1411 Audit                                |                 |                |                  |                 |
| 6               | 1415 Liquidated Damages                   |                 |                |                  |                 |
| 7               | 1430 Fees and Costs                       |                 |                |                  |                 |
| 8               | 1440 Site Acquisition                     |                 |                |                  |                 |
| 9               | 1450 Site Improvement                     |                 |                |                  |                 |
| 10              | 1460 Dwelling Structures                  |                 |                |                  |                 |
| 11              | 1465.1 Dwelling Equipment – Nonexpendable |                 |                |                  |                 |
| 12              | 1470 Nondwelling Structures               |                 |                |                  |                 |
| 13              | 1475 Nondwelling Equipment                |                 |                |                  |                 |
| 14              | 1485 Demolition                           |                 |                |                  |                 |
| 15              | 1490 Replacement Reserve                  |                 |                |                  |                 |
| 16              | 1492 Moving to Work Demonstration         |                 |                |                  |                 |
| 17              | 1495.1 Relocation Costs                   |                 |                |                  |                 |
| 18              | 1499 Development Activities               | 175,654         |                |                  |                 |

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2008**

Capital Fund Program Grant No

Replacement Housing Factor Grant No R007501-08:

☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No: \_\_\_\_ )☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

| <b>Line No.</b> | <b>Summary by Development Account</b>                     | <b>Original</b> | <b>Revised</b> | <b>Obligated</b> | <b>Expended</b> |
|-----------------|-----------------------------------------------------------|-----------------|----------------|------------------|-----------------|
| 19              | 1501 Collateralization & Debt Service                     |                 |                |                  |                 |
|                 |                                                           |                 |                |                  |                 |
|                 | <b>Amount of Annual Grant (Sum of lines 2-19)</b>         | 175,654         |                |                  |                 |
|                 | Amount of line XX Related to LBP Activities               |                 |                |                  |                 |
|                 | Amount of line XX Related to Section 504 compliance       |                 |                |                  |                 |
|                 | Amount of line XX Related to Security – Soft Costs        |                 |                |                  |                 |
|                 | Amount of line XX Related to Security – Hard Costs        |                 |                |                  |                 |
|                 | Amount of line XX Related to Energy Conversation Measures |                 |                |                  |                 |
|                 |                                                           |                 |                |                  |                 |
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|                 |                                                           |                 |                |                  |                 |







**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2007**

Capital Fund Program Grant No: 501-07

Replacement Housing Factor Grant No

☐ Original Annual Statement 
 ☐ Reserve for Disasters/Emergencies 
 ☒ Revised Annual Statement (Revision No: 3  
☒ Performance and Evaluation Report for Period Ending:03/31/08 
 ☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account            | Original | Revised | Obligated | Expended |
|----------|-------------------------------------------|----------|---------|-----------|----------|
| 1        | Total Non-CFP Funds                       |          |         |           |          |
| 2        | 1406 Operations                           |          |         |           |          |
| 3        | 1408 Management Improvements Soft Costs   | 50,000   | 50,000  | 50,000    | -0-      |
|          | Management Improvements Hard Costs        | -0-      | -0-     |           |          |
| 4        | 1410 Administration                       | 102,000  | 102,000 | 102,000   | -0-      |
| 5        | 1411 Audit                                |          |         |           |          |
| 6        | 1415 Liquidated Damages                   |          |         |           |          |
| 7        | 1430 Fees and Costs                       | 1,000    | -0-     | -0-       | -0-      |
| 8        | 1440 Site Acquisition                     |          |         |           |          |
| 9        | 1450 Site Improvement                     |          |         |           |          |
| 10       | 1460 Dwelling Structures                  | 94,400   | 94,400  | 94,400    | 94,400   |
| 11       | 1465.1 Dwelling Equipment – Nonexpendable |          |         |           |          |
| 12       | 1470 Nondwelling Structures               |          |         |           |          |
| 13       | 1475 Nondwelling Equipment                | 2,000    | 3,000   | -0-       | -0-      |
| 14       | 1485 Demolition                           |          |         |           |          |
| 15       | 1490 Replacement Reserve                  | -0-      | -0-     | -0-       | -0-      |
| 16       | 1492 Moving to Work Demonstration         |          |         |           |          |
| 17       | 1495.1 Relocation Costs                   |          |         |           |          |
| 18       | 1499 Development Activities               | 580,927  | 580,927 | 279,145   | 279,127  |

**Annual Statement/Performance and Evaluation Report**

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

**PHA Name: Jackson Housing Authority**

### Grant Type and Number

**Federal FY of Grant:2007**

Capital Fund Program Grant No 501-07

Replacement Housing Factor Grant No:

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: 3

☒ Performance and Evaluation Report for Period Ending:03/31/08 ☐ Final Performance and Evaluation Report[illegible]

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Jackson Housing Authority

**Grant Type and Number****Federal FY of Grant:2007**

Capital Fund Program Grant No:501-07

Replacement Housing Factor Grant No

| Development<br>Number<br>Name/HA-<br>Wide<br>Activities | General Description of Major Work<br>Categories | Dev.<br>Acct.<br>No. | Quantity | Total<br>Estimated<br>Cost<br><br><b>Original</b> | Total<br>Estimated<br>Cost<br><br><b>Revised</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Obligated</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Expended</b> | Status of<br>Work |
|---------------------------------------------------------|-------------------------------------------------|----------------------|----------|---------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|-------------------|
| PHA-WIDE                                                | Management Improvements                         | 1408                 | 1        | 50,000                                            | 50,000                                           | 50,000                                                    | -0-                                                      |                   |
| PHA-WIDE                                                | Administration                                  | 1410                 | 1        | 102,000                                           | 102,000                                          | 102,000                                                   | -0-                                                      |                   |
| PHA-WIDE                                                | Fess & Costs                                    | 1430                 | 1        | 1,000                                             | -0-                                              | -0-                                                       | -0-                                                      |                   |
| PHA-WIDE                                                | Non-Dwelling Equipment                          | 1475                 | 2        | 2,000                                             | 3,000                                            | -0-                                                       | -0-                                                      |                   |
| TN7-012                                                 | Replacement Reserve                             | 1490                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
| TN7-012                                                 | Dwelling Units                                  | 1460                 | 118      | 94,400                                            | 94,400                                           | 94,400                                                    | 94,400                                                   |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-015                                                 | Mixed Finance LIHTC (4%)                        | 1499                 | 151      | 279,127                                           | 279,127                                          | 279,127                                                   | 279,127                                                  |                   |
|                                                         | 212 S. Fairgrounds                              |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Development activities                          | 1499                 | 1        | 301,800                                           | 301,800                                          | 18                                                        | -0-                                                      |                   |
|                                                         | Mixed Finance LIHTC Centennial Pass             |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-015                                                 | Debt Service                                    | 1501                 | 1        | 327,248                                           | 327,248                                          | 327,248                                                   | -0-                                                      |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Contingency                                     | 1502                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|--------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|---------------------------|----------------------------------|
| PHA Name:<br>Jackson Housing Authority           |                                             | Grant Type and Number<br>Capital Fund Program No: 501-07<br>Replacement Housing Factor No: |        |                                             |         | Federal FY of Grant: 2007 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                            |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                    | Actual | Original                                    | Revised | Actual                    |                                  |
| PHA-WIDE                                         | 09/09                                       |                                                                                            |        | 09/10                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-015                                          | 09/09                                       |                                                                                            |        | 09/10                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-012                                          | 09/09                                       |                                                                                            |        | 09/10                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |

**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2007**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43R007501-07

☐ Original Annual Statement 
 ☐ Reserve for Disasters/Emergencies 
 ☒ Revised Annual Statement (Revision No: \_\_1\_\_ )  
☒ Performance and Evaluation Report for Period Ending: 03/31/08 
 ☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account            | Original | Revised | Obligated | Expended |
|----------|-------------------------------------------|----------|---------|-----------|----------|
| 1        | Total Non-CFP Funds                       |          |         |           |          |
| 2        | 1406 Operations                           |          |         |           |          |
| 3        | 1408 Management Improvements Soft Costs   |          |         |           |          |
|          | Management Improvements Hard Costs        |          |         |           |          |
| 4        | 1410 Administration                       |          |         |           |          |
| 5        | 1411 Audit                                |          |         |           |          |
| 6        | 1415 Liquidated Damages                   |          |         |           |          |
| 7        | 1430 Fees and Costs                       |          |         |           |          |
| 8        | 1440 Site Acquisition                     |          |         |           |          |
| 9        | 1450 Site Improvement                     |          |         |           |          |
| 10       | 1460 Dwelling Structures                  |          |         |           |          |
| 11       | 1465.1 Dwelling Equipment – Nonexpendable |          |         |           |          |
| 12       | 1470 Nondwelling Structures               |          |         |           |          |
| 13       | 1475 Nondwelling Equipment                |          |         |           |          |
| 14       | 1485 Demolition                           |          |         |           |          |
| 15       | 1490 Replacement Reserve                  |          |         |           |          |
| 16       | 1492 Moving to Work Demonstration         |          |         |           |          |
| 17       | 1495.1 Relocation Costs                   |          |         |           |          |
| 18       | 1499 Development Activities               | 260,582  |         | -0-       | -0-      |









**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2006**

Capital Fund Program Grant No:501-06

Replacement Housing Factor Grant No:

☐ Original Annual Statement 
 ☐ Reserve for Disasters/Emergencies 
 ☒ Revised Annual Statement (Revision No: 4)

☒ Performance and Evaluation Report for Period Ending:3/31/08 
 ☐ Final Performance and Evaluation Report

| Line No. | Summary by Development Account            | Original | Revised   | Obligated | Expended |
|----------|-------------------------------------------|----------|-----------|-----------|----------|
| 1        | Total Non-CFP Funds (non add)             |          |           |           |          |
| 2        | 1406 Operations                           | 1,000    | -0-       | -0-       | -0-      |
| 3        | 1408 Management Improvements Soft Costs   | 50,000   | 50,000    | 50,000    | 29,923   |
|          | Management Improvements Hard Costs        |          |           |           |          |
| 4        | 1410 Administration                       | 102,000  | 102,000   | 102,000   | 102,000  |
| 5        | 1411 Audit                                |          |           |           |          |
| 6        | 1415 Liquidated Damages                   |          |           |           |          |
| 7        | 1430 Fees and Costs                       | 5,000    | 2,450     | 2,450     | 2,450    |
| 8        | 1440 Site Acquisition                     |          |           |           |          |
| 9        | 1450 Site Improvement                     | -0-      | -0-       | -0-       | -0-      |
| 10       | 1460 Dwelling Structures                  | -0-      | -0-       | -0-       | -0-      |
| 11       | 1465.1 Dwelling Equipment – Nonexpendable | -0-      | -0-       | -0-       | -0-      |
| 12       | 1470 Nondwelling Structures               | -0-      | -0-       | -0-       | -0-      |
| 13       | 1475 Nondwelling Equipment                | -0-      | -0-       | -0-       | -0-      |
| 14       | 1485 Demolition                           |          |           |           |          |
| 15       | 1490 Replacement Reserve                  |          |           |           |          |
| 16       | 1492 Moving to Work Demonstration         |          |           |           |          |
| 17       | 1495.1 Relocation Costs                   | 49,294   | 19,964.29 | 19,964.29 | 42       |
| 18       | 1499 Development Activities               | 556,755  | 556,755   | 556,755   | 555,902  |



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Jackson Housing Authority

**Grant Type and Number****Federal FY of Grant: 2006**

Capital Fund Program Grant No:501-06

Replacement Housing Factor Grant No:

| Development<br>Number<br>Name/HA-<br>Wide<br>Activities | General Description of Major Work<br>Categories | Dev.<br>Acct.<br>No. | Quantity | Total<br>Estimated<br>Cost<br><br><b>Original</b> | Total<br>Estimated<br>Cost<br><br><b>Revised</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Obligated</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Expended</b> | Status of<br>Work |
|---------------------------------------------------------|-------------------------------------------------|----------------------|----------|---------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|-------------------|
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Operations                                      | 1406                 | 1        | 1,000                                             | -0-                                              |                                                           |                                                          |                   |
|                                                         | Management Improvements                         | 1408                 | 2        | 50,000                                            | 50,000                                           | 50,000                                                    | 29,923                                                   |                   |
|                                                         | Consultants                                     |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         | Guard Service                                   |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         | Administration                                  | 1410                 | 1        | 102,000                                           | 102,000                                          | 102,000                                                   | 102,000                                                  |                   |
|                                                         | Fee & Costs                                     | 1430                 | 1        | 5,000                                             | 2,450                                            | 2,450                                                     | 2,450                                                    |                   |
|                                                         | Site Improvements                               | 1450                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         | Dwelling Structures                             | 1460                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         | Dwelling Equipment                              | 1465                 | 1        | -0-                                               | -0-                                              |                                                           |                                                          |                   |
|                                                         | Non-Dwelling Structures                         | 1470                 | 3        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         | Non-Dwelling Equipment                          | 1475                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-015                                                 | 212 S. Fairgrounds                              | 1499                 | 1        | 556,755                                           | 556,755                                          | 556,755                                                   | 555,902                                                  |                   |
|                                                         | Mixed Finance, LIHTC, Sec. 9                    |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         | Relocation                                      | 1495.1               | 20       | 49,294                                            | 19,964.29                                        | 19,964.29                                                 | 42                                                       |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Annual Debt Service CFFP                        | 9000                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
| TN7-015                                                 | Debt Service                                    | 1502                 | 1        | 327,248                                           | 360,127.71                                       | 360,127.71                                                | 160,057                                                  |                   |

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|--------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|---------------------------|----------------------------------|
| PHA Name:<br>Jackson Housing Authority           |                                             | Grant Type and Number<br>Capital Fund Program No: 501-06<br>Replacement Housing Factor No: |        |                                             |         | Federal FY of Grant: 2006 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                            |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                    | Actual | Original                                    | Revised | Actual                    |                                  |
| PHA-WIDE                                         | 09/08                                       |                                                                                            |        | 09/09                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-015                                          | 09/08                                       |                                                                                            |        | 09/09                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-012                                          | 09/08                                       |                                                                                            |        | 09/09                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |

**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43P00750206

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (Revision No: \_\_\_\_ )☐ Performance and Evaluation Report for Period Ending: ☒ Final Performance and Evaluation Report

| <b>Line No.</b> | <b>Summary by Development Account</b>     | <b>Original</b> | <b>Revised</b> | <b>Obligated</b> | <b>Expended</b> |
|-----------------|-------------------------------------------|-----------------|----------------|------------------|-----------------|
| 1               | Total Non-CFP Funds                       |                 |                |                  |                 |
| 2               | 1406 Operations                           |                 |                |                  |                 |
| 3               | 1408 Management Improvements Soft Costs   |                 |                |                  |                 |
|                 | Management Improvements Hard Costs        |                 |                |                  |                 |
| 4               | 1410 Administration                       |                 |                |                  |                 |
| 5               | 1411 Audit                                |                 |                |                  |                 |
| 6               | 1415 Liquidated Damages                   |                 |                |                  |                 |
| 7               | 1430 Fees and Costs                       |                 |                |                  |                 |
| 8               | 1440 Site Acquisition                     |                 |                |                  |                 |
| 9               | 1450 Site Improvement                     |                 |                |                  |                 |
| 10              | 1460 Dwelling Structures                  |                 |                |                  |                 |
| 11              | 1465.1 Dwelling Equipment – Nonexpendable |                 |                |                  |                 |
| 12              | 1470 Nondwelling Structures               |                 |                |                  |                 |
| 13              | 1475 Nondwelling Equipment                |                 |                |                  |                 |
| 14              | 1485 Demolition                           |                 |                |                  |                 |
| 15              | 1490 Replacement Reserve                  |                 |                |                  |                 |
| 16              | 1492 Moving to Work Demonstration         |                 |                |                  |                 |
| 17              | 1495.1 Relocation Costs                   |                 |                |                  |                 |
| 18              | 1499 Development Activities               | 32,241          |                | 32,241           | 32,241          |







**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|--------------------------------------------------|---------------------------------------------|---------|--------------------------------------------------------------------------------------------|---------------------------------------------|---------|---------------------------|----------------------------------|
| PHA Name:<br>Jackson Housing Authority           |                                             |         | Grant Type and Number<br>Capital Fund Program No: 502-06<br>Replacement Housing Factor No: |                                             |         | Federal FY of Grant: 2006 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |         |                                                                                            | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised | Actual                                                                                     | Original                                    | Revised | Actual                    |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
| TN7-007                                          | 09/08                                       | 10/07   | 10/07                                                                                      | 09/09                                       | 10/07   | 10/07                     |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |
|                                                  |                                             |         |                                                                                            |                                             |         |                           |                                  |

**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant:2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:R007501-06

☐ Original Annual Statement 
 ☐ Reserve for Disasters/Emergencies 
 ☒ Revised Annual Statement (Revision No: \_1\_\_\_\_) 
 ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Period Ending:03/31/08

| Line No. | Summary by Development Account            | Original | Revised | Obligated | Expended |
|----------|-------------------------------------------|----------|---------|-----------|----------|
| 1        | Total Non-CFP Funds                       |          |         |           |          |
| 2        | 1406 Operations                           |          |         |           |          |
| 3        | 1408 Management Improvements Soft Costs   |          |         |           |          |
|          | Management Improvements Hard Costs        |          |         |           |          |
| 4        | 1410 Administration                       |          |         |           |          |
| 5        | 1411 Audit                                |          |         |           |          |
| 6        | 1415 Liquidated Damages                   |          |         |           |          |
| 7        | 1430 Fees and Costs                       |          |         |           |          |
| 8        | 1440 Site Acquisition                     |          |         |           |          |
| 9        | 1450 Site Improvement                     |          |         |           |          |
| 10       | 1460 Dwelling Structures                  |          |         |           |          |
| 11       | 1465.1 Dwelling Equipment – Nonexpendable |          |         |           |          |
| 12       | 1470 Nondwelling Structures               |          |         |           |          |
| 13       | 1475 Nondwelling Equipment                |          |         |           |          |
| 14       | 1485 Demolition                           |          |         |           |          |
| 15       | 1490 Replacement Reserve                  |          |         |           |          |
| 16       | 1492 Moving to Work Demonstration         |          |         |           |          |
| 17       | 1495.1 Relocation Costs                   |          |         |           |          |
| 18       | 1499 Development Activities               | 274,494  |         | -0-       | -0-      |







**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant:2006**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:TN43R007503-06

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (Revision No: \_1\_\_\_ )☒ Performance and Evaluation Report for Period Ending:03/31/08 ☐ Final Performance and Evaluation Report

| <b>Line No.</b> | <b>Summary by Development Account</b>     | <b>Original</b> | <b>Revised</b> | <b>Obligated</b> | <b>Expended</b> |
|-----------------|-------------------------------------------|-----------------|----------------|------------------|-----------------|
| 1               | Total Non-CFP Funds                       |                 |                |                  |                 |
| 2               | 1406 Operations                           |                 |                |                  |                 |
| 3               | 1408 Management Improvements Soft Costs   |                 |                |                  |                 |
|                 | Management Improvements Hard Costs        |                 |                |                  |                 |
| 4               | 1410 Administration                       |                 |                |                  |                 |
| 5               | 1411 Audit                                |                 |                |                  |                 |
| 6               | 1415 Liquidated Damages                   |                 |                |                  |                 |
| 7               | 1430 Fees and Costs                       |                 |                |                  |                 |
| 8               | 1440 Site Acquisition                     |                 |                |                  |                 |
| 9               | 1450 Site Improvement                     |                 |                |                  |                 |
| 10              | 1460 Dwelling Structures                  |                 |                |                  |                 |
| 11              | 1465.1 Dwelling Equipment – Nonexpendable |                 |                |                  |                 |
| 12              | 1470 Nondwelling Structures               |                 |                |                  |                 |
| 13              | 1475 Nondwelling Equipment                |                 |                |                  |                 |
| 14              | 1485 Demolition                           |                 |                |                  |                 |
| 15              | 1490 Replacement Reserve                  |                 |                |                  |                 |
| 16              | 1492 Moving to Work Demonstration         |                 |                |                  |                 |
| 17              | 1495.1 Relocation Costs                   |                 |                |                  |                 |
| 18              | 1499 Development Activities               | 8,110           |                | 0                | 0               |

|                                                                                                                                                                                                  |  |                                                 |  |                                 |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|--|---------------------------------|--|
| <b>Annual Statement/Performance and Evaluation Report</b>                                                                                                                                        |  |                                                 |  |                                 |  |
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>                                                                                     |  |                                                 |  |                                 |  |
| <b>PHA Name: Jackson Housing Authority</b>                                                                                                                                                       |  | <b>Grant Type and Number</b>                    |  | <b>Federal FY of Grant:2006</b> |  |
|                                                                                                                                                                                                  |  | Capital Fund Program Grant No                   |  |                                 |  |
|                                                                                                                                                                                                  |  | Replacement Housing Factor Grant No R007503-06: |  |                                 |  |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (Revision No: __1__ ) |  |                                                 |  |                                 |  |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/08 <input type="checkbox"/> Final Performance and Evaluation Report                                          |  |                                                 |  |                                 |  |

| Line No. | Summary by Development Account                            | Original | Revised | Obligated | Expended |
|----------|-----------------------------------------------------------|----------|---------|-----------|----------|
| 19       | 1501 Collateralization & Debt Service                     |          |         |           |          |
|          |                                                           |          |         |           |          |
|          | <b>Amount of Annual Grant (Sum of lines 2-19)</b>         | 8,110    |         | 0         | 0        |
|          | Amount of line XX Related to LBP Activities               |          |         |           |          |
|          | Amount of line XX Related to Section 504 compliance       |          |         |           |          |
|          | Amount of line XX Related to Security – Soft Costs        |          |         |           |          |
|          | Amount of line XX Related to Security – Hard Costs        |          |         |           |          |
|          | Amount of line XX Related to Energy Conversation Measures |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |
|          |                                                           |          |         |           |          |







**CAPITAL FUND PROGRAM TABLES****Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary****PHA Name: Jackson Housing Authority****Grant Type and Number****Federal FY of Grant: 2005**

Capital Fund Program Grant No:501-05

Replacement Housing Factor Grant No:

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies☒ Revised Annual Statement (Revision No: \_4\_\_\_ )☒ Performance and Evaluation Report for Period Ending: 03/31/08☐ Final Performance and Evaluation Report

| <b>Line No.</b> | <b>Summary by Development Account</b>     | <b>Original</b> | <b>Revised</b> | <b>Obligated</b> | <b>Expended</b> |
|-----------------|-------------------------------------------|-----------------|----------------|------------------|-----------------|
| 1               | Total Non-CFP Funds                       |                 |                |                  |                 |
| 2               | 1406 Operations                           | -0-             | -0-            | -0-              | -0-             |
| 3               | 1408 Management Improvements Soft Costs   | 34,251          | 34,251         | 34,251           | 34,251          |
|                 | Management Improvements Hard Costs        |                 |                |                  |                 |
| 4               | 1410 Administration                       | 102,131         | 102,650        | 102,650          | 102,650         |
| 5               | 1411 Audit                                |                 |                |                  |                 |
| 6               | 1415 Liquidated Damages                   |                 |                |                  |                 |
| 7               | 1430 Fees and Costs                       | 545,566         | 550,939        | 550,939          | 550,939         |
| 8               | 1440 Site Acquisition                     | -0-             | -0-            |                  |                 |
| 9               | 1450 Site Improvement                     | -0-             | -0-            |                  |                 |
| 10              | 1460 Dwelling Structures                  | -0-             | -0-            |                  |                 |
| 11              | 1465.1 Dwelling Equipment – Nonexpendable | -0-             | -0-            |                  |                 |
| 12              | 1470 Nondwelling Structures               |                 |                |                  |                 |
| 13              | 1475 Nondwelling Equipment                | 2,164           | 2,164          | 2,164            | 2,164           |
| 14              | 1485 Demolition                           |                 |                |                  |                 |
| 15              | 1490 Replacement Reserve                  |                 |                |                  |                 |
| 16              | 1492 Moving to Work Demonstration         |                 |                |                  |                 |
| 17              | 1495.1 Relocation Costs                   | 120,000         | 119,481        | 119,481          | 54,552          |
| 18              | 1499 Development Activities               | 803,115         | 797,742        | 797,742          | 797,742         |



**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHA Name: Jackson Housing Authority

**Grant Type and Number****Federal FY of Grant: 2005**

Capital Fund Program Grant No:501-05

Replacement Housing Factor Grant No:

| Development<br>Number<br>Name/HA-<br>Wide<br>Activities | General Description of Major Work<br>Categories | Dev.<br>Acct.<br>No. | Quantity | Total<br>Estimated<br>Cost<br><br><b>Original</b> | Total<br>Estimated<br>Cost<br><br><b>Revised</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Obligated</b> | Total<br>Actual<br>Cost<br><br><b>Funds<br/>Expended</b> | Status of<br>Work |
|---------------------------------------------------------|-------------------------------------------------|----------------------|----------|---------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|-------------------|
| PHA-WIDE                                                | Operations                                      | 1406                 | 1        | -0-                                               | -0-                                              |                                                           |                                                          |                   |
|                                                         | Management Improvements                         | 1408                 | 1        | 34,251                                            | 34,251                                           | 34,251                                                    | 34,251                                                   |                   |
|                                                         | Administration                                  | 1410                 | 1        | 102,131                                           | 102,650                                          | 102,650                                                   | 102,650                                                  |                   |
|                                                         | Fees & Costs                                    | 1430                 |          | 550,939                                           |                                                  |                                                           |                                                          |                   |
|                                                         | A/E services                                    | 1430                 |          | 10,896                                            | 10,896                                           | 10,896                                                    | 10,896                                                   |                   |
|                                                         | McMillan Towers Due Diligence                   | 1430                 |          | 540,043                                           | 540,043                                          | 540,043                                                   | 540,043                                                  |                   |
|                                                         | Acquisition                                     | 1440                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
| TN7-015                                                 | 212 S. Fairgrounds                              | 1499                 | 1        | 220,038                                           | 214,665                                          | 214,665                                                   | 214,665                                                  |                   |
|                                                         | Mixed Finance, 4% LIHTC                         |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         | Section 9                                       |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-013                                                 | SFD In-Fill Phase I                             | 1499                 | 22       | 583,077                                           | 583,077                                          | 583,077                                                   | 583,077                                                  |                   |
| PHA-WIDE                                                | Non-Dwelling Equipment                          | 1475                 | 1        | 2,164                                             | 2,164                                            | 2,164                                                     | 2,164                                                    |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| TN7-015                                                 | Relocation                                      | 1495                 | 100      | 120,000                                           | 119,481                                          | 119,481                                                   | 54,552                                                   |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Debt Service                                    | 1501                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |
|                                                         |                                                 |                      |          |                                                   |                                                  |                                                           |                                                          |                   |
| PHA-WIDE                                                | Contingency                                     | 1502                 | 1        | -0-                                               | -0-                                              | -0-                                                       | -0-                                                      |                   |

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

| PHA Name:<br>Jackson Housing Authority           |                                             | Grant Type and Number<br>Capital Fund Program No: 501-05<br>Replacement Housing Factor No: |        |                                             |         | Federal FY of Grant: 2005 |                                  |
|--------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------|--------|---------------------------------------------|---------|---------------------------|----------------------------------|
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |                                                                                            |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|                                                  | Original                                    | Revised                                                                                    | Actual | Original                                    | Revised | Actual                    |                                  |
| PHA-WIDE                                         | 09/07                                       |                                                                                            | 09/07  | 09/09                                       |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-015                                          | 09/07                                       |                                                                                            | 10/07  | 09/09                                       |         | 10/07                     |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
| TN7-013                                          | 09/07                                       |                                                                                            | 09/07  | 09/09                                       |         | 05/07                     |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |
|                                                  |                                             |                                                                                            |        |                                             |         |                           |                                  |

| <b>Capital Fund Program Five-Year Action Plan</b><br>Part I: Summary<br>PHA Name: Jackson Housing Authority <div> <b>Original 5-Year Plan</b><br/> <input checked="" type="checkbox"/> <b>Revision No: 1</b> </div> |                  |                                                           |                                                           |                                                           |                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
| Development<br>Number/Name/HA-<br>Wide                                                                                                                                                                              | Year 1           | Work Statement for<br>Year 2<br>FFY Grant:2009<br>PHA FY: | Work Statement for<br>Year 3<br>FFY Grant:2010<br>PHA FY: | Work Statement for<br>Year 4<br>FFY Grant:2011<br>PHA FY: | Work Statement for<br>Year 5<br>FFY Grant:2012<br>PHA FY: |
|                                                                                                                                                                                                                     | Annual Statement |                                                           |                                                           |                                                           |                                                           |
|                                                                                                                                                                                                                     |                  |                                                           |                                                           |                                                           |                                                           |
| <b>TN7-001</b>                                                                                                                                                                                                      |                  |                                                           |                                                           |                                                           |                                                           |
| <b>TN7-004</b>                                                                                                                                                                                                      |                  | 390,374                                                   |                                                           |                                                           |                                                           |
| <b>TN7-015</b>                                                                                                                                                                                                      |                  |                                                           |                                                           |                                                           |                                                           |
| <b>PHA-WIDE</b>                                                                                                                                                                                                     |                  |                                                           | 448,283                                                   | 448,283                                                   | 448,283                                                   |
| <b>TN7-012</b>                                                                                                                                                                                                      |                  | 94,400                                                    | 94,400                                                    | 94,400                                                    | 94,400                                                    |
| <b>TN7-014</b>                                                                                                                                                                                                      |                  | 37,725                                                    | 37,725                                                    | 37,725                                                    | 37,725                                                    |
| <b>PHA Soft Costs</b>                                                                                                                                                                                               |                  | 263,198                                                   | 242,092                                                   | 309,278                                                   | 309,278                                                   |
|                                                                                                                                                                                                                     |                  |                                                           |                                                           |                                                           |                                                           |
| <b>DEVELOPMENT</b>                                                                                                                                                                                                  |                  |                                                           |                                                           |                                                           |                                                           |
| <b>DEBT SERVICE</b>                                                                                                                                                                                                 |                  | 305,600                                                   | 268,797                                                   | 201,611                                                   | 201,611                                                   |
| CFP Funds Listed<br>For 5-year planning                                                                                                                                                                             |                  |                                                           |                                                           |                                                           |                                                           |
|                                                                                                                                                                                                                     |                  |                                                           |                                                           |                                                           |                                                           |
| Replacement Housing<br>Factor Funds                                                                                                                                                                                 |                  | 423,453<br>(TN7-002,TN7-003,<br>TN7-015)                  | 423,453<br>(TN7-002,TN7-<br>003,TN7-015)                  | 423,453                                                   | 423,453                                                   |

**Capital Fund Program Five-Year Action Plan****Part II: Supporting Pages – Work Activities**Activities for  
Year 1

Activities for Year: 2009\_\_\_\_\_

FFY Grant:

PHA FY:

Activities for Year: \_2010\_\_\_\_

FFY Grant:

PHA FY:

|                                     | <b>Development<br/>Name/Number</b> | <b>Major Work<br/>Categories</b> | <b>Estimated Cost</b> | <b>Development<br/>Name/Number</b> | <b>Major Work<br/>Categories</b>                | <b>Estimated Cost</b> |
|-------------------------------------|------------------------------------|----------------------------------|-----------------------|------------------------------------|-------------------------------------------------|-----------------------|
| <b>See</b>                          | TN7-004                            | Development                      | 390,374               | PHA-WIDE                           | Development                                     | 448,283               |
| <b>Annual</b>                       |                                    | ACC funds in                     |                       |                                    | ACC funds in                                    |                       |
| <b>Statement</b>                    |                                    | Connection with                  |                       |                                    | Connection with                                 |                       |
|                                     |                                    | Mixed-finance                    |                       |                                    | Mixed-finance                                   |                       |
|                                     |                                    | To include                       |                       |                                    | To include                                      |                       |
|                                     |                                    | revitalization of<br>the area.   |                       |                                    | Disposition &<br>revitalization of<br>the area. |                       |
|                                     | TN7-012                            | Replacement<br>Reserve           | 94,400                | TN7-012                            | Replacement<br>Reserve                          | 94,400                |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     | TN7-014                            | Replacement<br>Reserve           | 37,725                | TN7-014                            | Replacement<br>Reserve                          | 37,725                |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
|                                     |                                    |                                  |                       |                                    |                                                 |                       |
| <b>Total CFP<br/>Estimated Cost</b> |                                    |                                  | 1,091,297             |                                    |                                                 | 1,091,297             |

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages – Work Activities**

Activities for Year: 2011  
2012

FFY Grant:  
 PHA FY:

Activities for Year:

FFY Grant:  
 PHA FY:

| Development Name/Number     | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
|-----------------------------|-----------------------|----------------|-------------------------|-----------------------|----------------|
| TN7-012                     | Rplcmt Reserve        | 94,400         | TN7-012                 | Replcmt Reserve       | 94,400         |
| TN7-014                     | Rplcmt Reserve        | 37,725         | TN7-014                 | Replcmt Reserve       | 37,725         |
| PHA-WIDE                    | Development           |                | PHA-WIDE                | Development           |                |
|                             | Activities            | 400,000        |                         | Activities            | 348,283        |
|                             |                       |                |                         |                       |                |
| PHA-WIDE                    | NonDwelling Rehab     | 48,283         | PHA-WIDE                | Dwelling Units        | 70,000         |
|                             |                       |                |                         | Site Improvements     | 10,000         |
|                             |                       |                |                         | ADA Requirements      | 10,000         |
|                             |                       |                |                         | Security Requirements | 10,000         |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
|                             |                       |                |                         |                       |                |
| Total CFP<br>Estimated Cost |                       | 1,091,297      |                         |                       | 1,091,297      |



## **DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION**

The following actions are defined as substantial deviation or significant amendment or modification:

### GOALS

- Additions or deletions of Strategic Goals

### PROGRAMS

- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities

### CAPITAL BUDGET

- Additions of non-emergency work items (items not included in the current Annual Statement or Five Year Action Plan) or change in use of replacement reserve funds.

### POLICIES

- Changes to rent or admissions policies or organization of the waiting list

An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant amendments by HUD.

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**JACKSON HOUSING AUTHORITY  
RESIDENT COMMISSIONER AND  
RESIDENT ADVISORY BOARD MEMBERS**

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Earline Moore, *Resident Commissioner*  
*JHA Board of Commissioners*  
*Appointed by Mayor of Jackson*  
*Term: October 2005 – October 2010*  
8 Douglas Street A  
Jackson, Tennessee 38301

Melanie Wright  
Kingfield Resident Association  
57 Kingfield Drive  
Jackson, Tennessee 38301

Charles Dawson, President  
Washington Douglas Resident  
Association  
389 Daughtery Street C  
Jackson, Tennessee 38301

Grace Jenkins, Section 8  
Resident Advisory Member  
16 Oak Ridge – Right  
Jackson, Tennessee 38301

Hanna M. Bates, President  
Rosewood Gardens Resident  
Association  
79 Rosewood Circle C  
Jackson, Tennessee 38301

Gladys Manuel, President  
Lincoln Courts Resident Association  
210 Roosevelt Parkway  
Jackson, Tennessee 38301

Robert Beard, President  
McMillan Towers Resident Association  
212 S. Fairgrounds, #425  
Jackson, Tennessee 38301

Winnie Ingram, Section 8  
503 Park Ridge Drive  
Jackson, Tennessee 38301

Angerla Bradford, Section 8  
10 Sablewood Cove  
Humboldt, Tennessee 38343

**JACKSON HOUSING AUTHORITY  
PET POLICY STATEMENT**

A tenant may own one (1) common household pet or have one (1) common household pet present in the dwelling unit based upon the following conditions:

1. Common household pets are defined as dog, cat or fish. No other animals are permitted.
2. Each Head of Household may own one (1) pet.
3. If the pet is a dog or cat, it must be neutered/spayed, and cats must be declawed. Tenant must have proof of the above procedures. Waterproof and leak proof litter boxes must be provided for cat waste, and must be kept inside the dwelling unit. Cardboard boxes are not acceptable. The tenant shall not permit refuse from litter boxes to accumulate nor become unsightly or unsanitary. The weight of the cat cannot exceed 15 pounds (fully grown). The weight of the dog cannot exceed 25 pounds (fully grown).
4. If the pet is a fish, the aquarium must be 20 gallons or less, and the container must be in a safe location. The tenant is limited to one aquarium, but there is no limit on the number of fish as long as the container is maintained in a safe and non-hazardous manner.
5. If the pet is a cat or dog, it must be vaccinated against rabies and distemper, and the tenant must provide proof of the inoculations.
6. No outside facilities can be constructed to house the pet. No animal shall be permitted to be loose or chained outside. If the pet is taken outside, it must be on a leash and kept off other tenant's lawns.
7. If a pet is left unattended for more than 24 hours, JHA staff may enter the unit and transfer the pet to the Humane Society. Any expense to remove the animal will be charged to the tenant at a rate of \$50. The tenant will be responsible for reclaiming the pet from the Humane Society.
8. Pets must be registered by JHA staff prior to the execution of the lease addendum.
9. Animals that are considered vicious and/or intimidating will not be allowed.
10. Pets shall not disturb, interfere or diminish the peaceful enjoyment of other tenants. If the animal becomes destructive, creates a nuisance, represents a threat to the safety and security of other tenants, or creates a problem in the area of cleanliness and sanitation, the animal must be removed from JHA property.
11. The tenant will be charged a fee of \$25 if the animal is not restrained upon JHA staff entering the unit to perform maintenance.

| <b>PET FEE SCHEDULE</b> | <b>AMOUNT</b> |
|-------------------------|---------------|
| Dog                     | \$150         |
| Cat                     | \$100         |
| Fish Aquarium           | \$50          |

The entire fee must be paid prior to the execution of the lease addendum. No pet will be allowed in the unit prior to the completion of the terms of the JHA Pet Policy. It is a serious violation of the lease for any tenant to have a pet without prior approval from JHA. The tenant is responsible for damage(s) and injuries caused by the pet.

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**JACKSON HOUSING AUTHORITY  
STATEMENT OF PROGRESS IN MEETING THE  
5-YEAR PLAN MISSION AND GOALS**

**MISSION**

Jackson Housing Authority's mission is to provide quality housing and supporting services for low and moderate income persons which promote upward mobility and a better standard of living.

**PHA GOAL - Expand the Supply of Assisted Housing**

JHA successfully disposed of a high-rise public housing development thru a sale to its non-profit, and converted it into a mixed-finance deal that used Fannie Mae loans secured with capital funds combined with 4% low-income housing tax credits. McMillan Towers development was built in 1971, and had not been involved in any major rehab work since its inception. Renovation completion is expected later in 2009, and 151 units will be made into 124 units to take out efficiency and studio apartments for one-bedroom conversions to make the units more appealing for future tenants.

JHA plans to dispose of the former Parkview Courts property to provide for 48 new units of housing for senior citizens. The development will be named Centennial Pass, and will be a mixed-finance project utilizing funding from various sources.

The Villages at Old Hickory and East Pointe continue to provide affordable housing in Jackson. These developments were acquired and fully rehabbed in 2004 and 2006 respectively.

**PHA GOAL - Improve the Quality of Assisted Housing**

JHA will continue to modernize and rehabilitate the existing public housing units thru the use of Capital Fund Program (CFP) funds. The Authority will continue with plans to improve the developments while seeking needed resources to bring the older dwelling units in line with the demands of the future.

**PHA GOAL - Increase Assisted Housing Choices**

JHA will seek additional opportunities to increase the assisted housing choices to clients. Decisions will be made involving the older developments, and new construction will be a vital part of increasing the assisted housing choices for citizens in our community.

**PHA GOAL - Provide an Improved Living Environment**

The Authority provides units in Lincoln Courts and Allenton Heights for police mini-precincts. The presence of police officers provides comfort, and relay the message that criminal activity will not be tolerated in public housing developments, thus making the environment as safe as any other neighborhood in Jackson. Statistics continue to reflect that criminal

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activity is not any more rampant in public housing developments as it is in other parts of the city.

**PHA GOAL - Promote Self-Sufficiency and Asset Development of Assisted Households**

JHA's Social Services Department continues to provide assistance by enrolling participants in the FSS programs. The participants are educated in all areas of their needs to include counseling, personal finance, education completion, obtaining employment, parenting skills, and household management. Successful participants have become homeowners by utilizing both the Public Housing and Section 8 Family Self-Sufficiency programs.

**PHA GOAL - Ensure Equal Opportunity and Affirmatively Further Fair Housing**

JHA is an equal opportunity housing provider that adheres to the Fair Housing Act regulations. The JHA Community Development Block Grant (CDBG) program provides a portion of funding as an impediment to the Fair Housing study. West Tennessee Legal Services receives funding from the CDBG program to provide homebuyer counseling to potential homebuyers, and assists renters in protecting their rights.

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**JACKSON HOUSING AUTHORITY**  
**SECTION 8 HOMEOWNERSHIP PROGRAM CAPACITY STATEMENT**

*As provided in the “Section 8 Homeownership Final Rule” at 24 CFR part 982.625, PHAs are permitted to administer a voucher homeownership program, as provided in section 8(y) of the U.S. Housing Act of 1937. The Jackson Housing Authority demonstrates the capacity to administer a Section 8 Homeownership Program by satisfying the following criteria:*

- a) The Authority has established a minimum homeowner down payment requirement of at least 3 percent, and requires that at least 1 percent of the down payment come from the family’s resources;
  - b) The Authority requires that financing for purchase of a home under its Section 8 Homeownership Program are insured, or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards; and
  - c) The Authority has staff to successfully operate a Section 8 Homeownership Program.
-

**ASSESSMENT OF SITE-BASED WAITING LIST DEVELOPMENT  
DEMOGRAPHIC CHARACTERISTICS**

**THE VILLAGES AT OLD HICKORY**

| Development Information:<br>(Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic or Disability demographics |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| The Villages at Old Hickory                          | December 2004  | Families with Disabilities – 3                           | Families with Disabilities – 3                                                    | 1%                                                                                          |
| TN007012                                             |                | Black – 45                                               | Black – 79                                                                        | 57%                                                                                         |
|                                                      |                | White – 2                                                | White – 6                                                                         | 33%                                                                                         |
|                                                      |                | Hispanic – 2                                             | Hispanic – 1                                                                      | -2%                                                                                         |
|                                                      |                |                                                          |                                                                                   |                                                                                             |

**EAST POINTE – ACC UNITS**

| Development Information:<br>(Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic or Disability demographics |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| East Pointe                                          | March 2006     | Families with Disabilities – 1                           | Families with Disabilities – 6                                                    | 17%                                                                                         |
| TN007014                                             |                | Black – 125                                              | Black – 141                                                                       | 89%                                                                                         |
|                                                      |                | White – 2                                                | White – 1                                                                         | -2%                                                                                         |
|                                                      |                | Hispanic – 0                                             | Hispanic – 0                                                                      | 0%                                                                                          |
|                                                      |                |                                                          |                                                                                   |                                                                                             |

**EAST POINTE – HAP UNITS**

| Development Information:<br>(Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic or Disability demographics |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| East Pointe                                          | March 2006     | Families with Disabilities – 16                          | Families with Disabilities – 3                                                    | -5%                                                                                         |
| TN007014                                             |                | Black – 269                                              | Black – 247                                                                       | -10%                                                                                        |
|                                                      |                | White – 5                                                | White – 7                                                                         | 1%                                                                                          |
|                                                      |                | Hispanic – 0                                             | Hispanic – 1                                                                      | 0%                                                                                          |
|                                                      |                |                                                          |                                                                                   |                                                                                             |

EAST JACKSON SFD INFILL

| Development Information:<br>(Name, number, location) | Date Initiated | Initial mix of Racial, Ethnic or Disability Demographics | Current mix of Racial, Ethnic or Disability Demographics since initiation of SBWL | Percent change between initial and current mix of Racial, Ethnic or Disability demographics |
|------------------------------------------------------|----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| SFD Infill                                           | December 2006  | Families with Disabilities – 0                           | Families with Disabilities – 0                                                    | 0%                                                                                          |
| TN007013                                             |                | Black – 2                                                | Black – 4                                                                         | 50%                                                                                         |
|                                                      |                | White – 0                                                | White – 1                                                                         | 0%                                                                                          |
|                                                      |                | Hispanic – 0                                             | Hispanic – 0                                                                      | 0%                                                                                          |
|                                                      |                |                                                          |                                                                                   |                                                                                             |



## **COMMUNITY SERVICE REQUIREMENTS**

### **SERVICE REQUIREMENT**

Except for any family member who is an exempt individual, each adult resident of public housing must:

- 1) Contribute 8 hours per month of community service (does not include political activities); or
- 2) Participate in an economic self-sufficiency program for 8 hours per month; or
- 3) Perform 8 hours per month of combined community service and economic self-sufficiency.

### **COVERED RESIDENTS**

All public housing residents between the ages of 18 and 62 years of age who are not exempt.

### **EXEMPT RESIDENTS**

Any public housing resident who is:

- 1) 62 years or older;
- 2) Blind or disabled and who certifies that because of this disability she or he is unable to comply with the requirement of the policy;
- 3) Primary caretaker of a person who is 62 years or older or who is blind or disabled;
- 4) Engaged in work activities, which is defined by JHA to be working an average of 20 hours per week;
- 5) Engaged in a work activity under the state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program;
- 6) Member of a family receiving assistance, benefits or services under a state program funded under Part A of Title IV of the Social Security Act, or under any other welfare program of the state, including a state administered welfare-to-work program and has not been found by the state to be in noncompliance with such a program.

### **VIOLATION OF SERVICE REQUIREMENT**

Violation of the service requirement is grounds for nonrenewal of the twelve (12) months lease agreement, but not for termination of tenancy during the course of the twelve (12) months lease term.

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**COMMUNITY SERVICE**

The performance of volunteer work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities.

**QUALIFIED COMMUNITY SERVICE ORGANIZATIONS AND ACTIVITIES**

As a convenience to covered residents, the Housing Authority will develop, post on the Authority's bulletin boards and provide to covered residents a list of qualified organizations (and activities) that have agreed to work with residents in helping them satisfy their community service requirement. Residents are not limited to the published list and are encouraged to identify other organizations and activities. To ensure compliance with this community service policy, residents should seek the Housing Authority's approval prior to volunteering for organizations or performing activities not included on the published list. It is the Housing Authority's policy to provide great latitude in approving community service organizations and activities.

**DETERMINING RESIDENT STATUS**

Per the Housing Authority's approved Admission and Continued Occupancy Policy (ACOP):

- The status of all applicant family members will be determined and families notified during the application process.
- During annual (or every three years for residents paying flat rents) recertifications, the status of each family member will be reviewed and determined.
- Between recertifications, residents are required to notify the Housing Authority within ten (10) days when there is a change in employment, income, family composition or welfare-to-work training or employment activities. The Housing Authority will use this information to determine changes, if any, in family member status.
- Members will be informed verbally and in writing of their community service requirement.

**ASSURING RESIDENT COMPLIANCE**

The Housing Authority shall review and verify family compliance with service requirements annually at least thirty (30) days before the end of the twelve (12) month lease term. The Housing Authority will retain reasonable documentation of service requirement performance or exemption in resident family files.

If the Housing Authority determines that a covered family member has not complied with their service requirement, the Housing Authority will notify the family of this determination, describe the noncompliance and state the Authority will not renew the lease of the end of the twelve (12) month lease term unless:

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- The family enters into an agreement with the Authority that the noncompliant family member will cure such noncompliance within the twelve (12) month term of the new lease while also satisfying the on-going service requirement.
- Or the family provides written assurance satisfactory to the Authority that the noncompliant family member no longer resides in the unit.

Families may request a grievance hearing on the Housing Authority's determination in accordance with the Authority's approved Grievance Procedure.

**SIGNED CERTIFICATIONS**

The Housing Authority management staff will provide signed certifications of any community service activities administered by the Authority. In a similar manner, organizations other than the Authority, who administer qualifying activities must provide signed certifications.

## **VIOLENCE AGAINST WOMEN ACT (VAWA) OF 2005**

Jackson Housing Authority (JHA) provides all participants with notification of their protections and rights under the VAWA of 2005 at the time of application, admission, and at annual reexamination as required of PHAs to notify public housing and Section 8 program participants of their rights under this law, including their right to confidentiality and the limits thereof. The notice explains the protections afforded under the law, and informs applicants of all confidentiality requirements, and provides contact information for local victim advocacy groups and/or service providers. VAWA requires JHA to notify owners and managers of their rights and responsibilities under this law. JHA policy states that it will inform owners and managers of their screening and termination responsibilities related to VAWA.

Jackson Housing Authority refers individuals to WRAP (Wo/mens Resource and Rape Assistance Program) which is a non-profit agency providing services to victims of sexual assault, domestic violence, child sexual abuse or dating violence. The services include a 24-hour crisis line, hospital and court accompaniment, shelter, meals, transportation, counseling (individual and group), advocacy, referrals, financial assistance and community education. Their services are provided free of charge to anyone requesting assistance without regard to age, sex, race, sexual preference or religious affiliation. Their contact information is listed below:

WRAP  
62 Directors Row  
Jackson, Tennessee 38305  
(731) 668-0411 – Phone  
(731) 668-0006 – Fax

24 Hour Crisis Line (800) 273-8712 {West Tennessee Only}

Website: [www.wrap.freeservers.com](http://www.wrap.freeservers.com)

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